



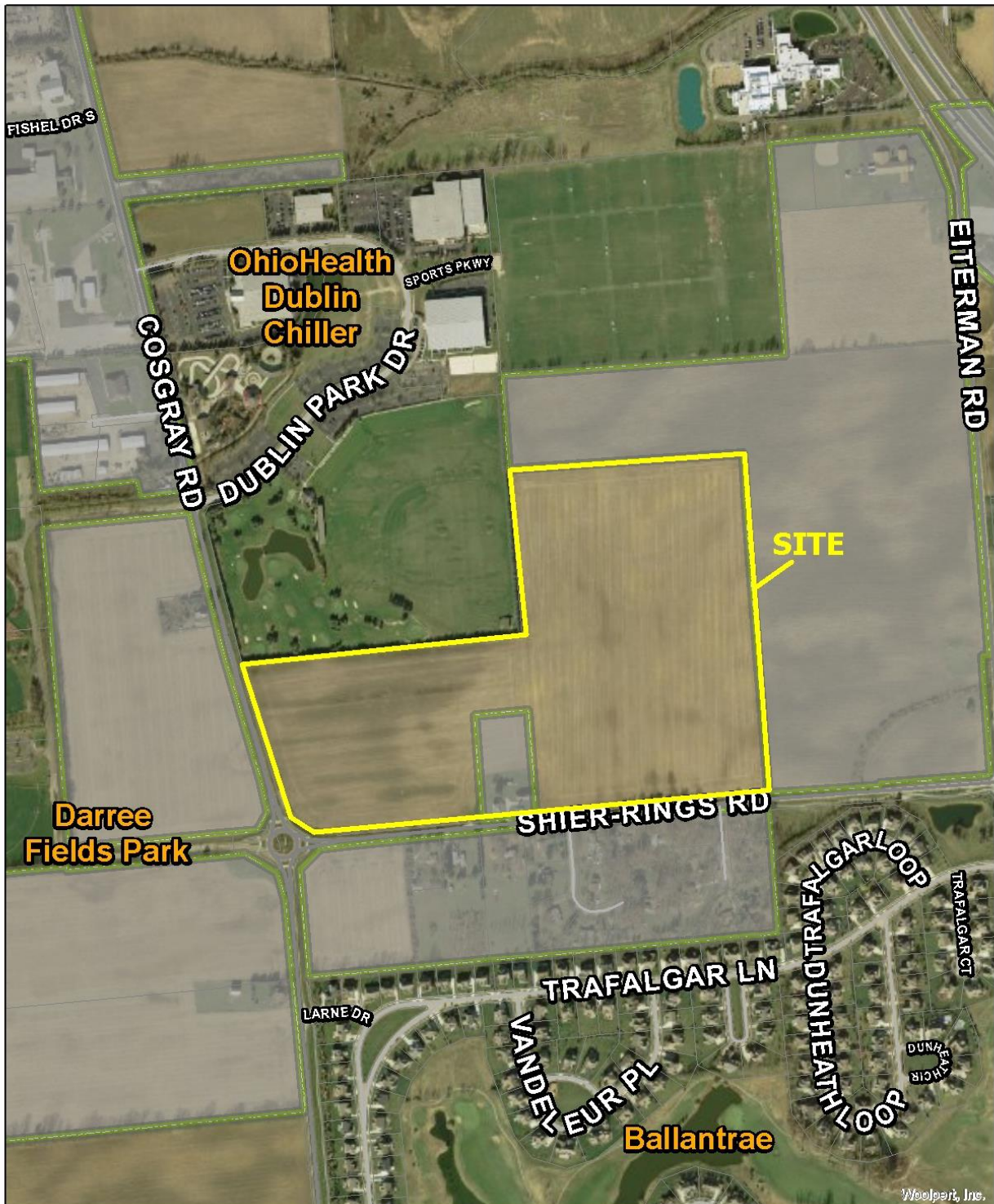
PLANNING REPORT

Planning & Zoning Commission

Thursday, April 20, 2017

Case Summary

Agenda Item	1
Title	Kaufman Development
Case Number	17-023INF
Proposal	This is a proposal for a residential community including 130 single family units 202 multi-family units, community spaces, and amenities on 64 acres on the north side of Shier Rings Road, east of Cosgray Road.
Request	Informal review and non-binding feedback on a potential future rezoning application.
Site Location	Northeast corner of the intersection of Shier Rings Road and Cosgray Road.
Applicant	Kaufman Development
Representative	Brian Suiter, Kaufman Development
Case Managers	Claudia D. Husak, AICP, Senior Planner (614) 410-4675 or chusak@dublin.oh.us J.M. Rayburn, Planner I (614) 410-4653 or jrayburn@dublin.oh.us
Planning Recommendation	<p>Planning recommends consideration of this proposal with respect to the land use, density, design features, and compatibility with surrounding development. The following discussion questions are intended to guide the informal review:</p> <p>Proposed Discussion Questions</p> <ol style="list-style-type: none">1) Is the proposed residential development addressing the need for a variety of housing choices not currently available in Dublin?2) Has the applicant sufficiently addressed the previous comments by the Commission?3) Other considerations by the Commission.



City of Dublin

17-023INF
Informal Review
Kaufman Development
Shier Rings Road and Cosgray Road

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Feet



Facts	
Site Area	64 acres
Zoning	Approximately 41 acres in the eastern portion is zoned ID-2 (Research Flex) while the remaining western portion is zoned ID-4 (Research Mixed Use).
Surrounding Zoning and Uses	<p>North: SportsOhio, zoned ID-5 (Research Recreation) and unincorporated Washington Township.</p> <p>East: Vacant land in Washington Township.</p> <p>South: Large lot single-family residential use in Washington Township. Southeast is the Ballantrae subdivision, zoned PLR (Planned Low Density Residential).</p> <p>West: Washington Township, vacant land.</p>
Site Features	<ul style="list-style-type: none"> • A 62-acre parcel currently used as an agricultural field • A 2-acre parcel with a farmhouse and outbuildings within unincorporated Washington Township with access on Shier Rings Road. The site will be required to be annexed prior to development. • Irregularly-shaped parcel with a combined 1,900 feet of frontage along Shier Rings Road and approximately 700 feet of frontage along Cosgray Road.
Case Background	<p>The Planning and Zoning Commission commented informally on a development proposal for this site on September 15, 2016 which included 192 detached townhome units, 231 multi-family units, community spaces, and amenities. A member from the public commented regarding concerns of access, bike paths, connectivity, and increased traffic. The Commissioners supported the proposed residential use but expressed similar concerns particularly regarding density, the overall design details for the project and how to integrate the project with Ohio University's nearby Dublin campus. The Commission encouraged the applicant to investigate how these details are addressed as the proposed project moved forward through the review process.</p> <p>ART reviewed and commented on this new application at their April 6, 2017 meeting. There was discussion regarding access, open space provision and maintenance, the treatment of private open space areas and the location of driveways along public streets.</p> <p>The larger site was annexed to Dublin in 2002 and the City rezoned the parcel to the ID-2 and ID-4 Districts as part of the West Innovation area rezonings in 2011, which included the adoption of new Zoning Districts for the area and a required review process by the Administrative Review Team.</p>
Planning Efforts	<p>Staff and the applicant have met regularly to advance this development concept. Given the changes in the development plan and the complexity of potential zoning changes required, the applicant is seeking another opportunity for informal review by the Commission.</p> <p>The City is working on an update to the West Innovation District as a significant amount of development activity has required the City to take a coordinated approach to an update of the plan for the West Innovation District, including</p>

Facts

impacts on land use, development character, road infrastructure and other planning recommendations.

A public meeting was held on September 6, 2016 to provide an overview and allow discussion regarding all of these planning efforts to the public. In addition, the applicant was present to introduce this proposal to a wider public audience. Approximately 40 residents and business owners attended the meeting and the feedback on this proposal was generally positive.

The plan update was also shared with City Council at a work session in October of 2016 and will again be reviewed at the joint City Council and Planning and Zoning Commission work session on April 17, 2017. Additionally, the general direction for the zoning code update that will implement the economic development vision, which also builds upon development review experience to date, as well as incorporating OU's master plan for the Dublin campus will be shared at the work session.

Proposed changes to this code are minimal and ensure consistency with the existing code, while incorporating the changes necessary to implement the updated plan.

This proposal is ahead of the planning work by the City and staff will need to identify the appropriate zoning process in the future.

Details

Informal

Proposal

The proposed development is for a residential community of a total of 332 dwelling units (reduced by 91 from the previous plan), which includes 130 detached units (reduced by 62), 202 multi-family units (reduced by 29), community spaces, and amenities on 64 acres on the north side of Shier Rings Road, east of Cosgray Road.

Community Plan *Future Land Use*



Details

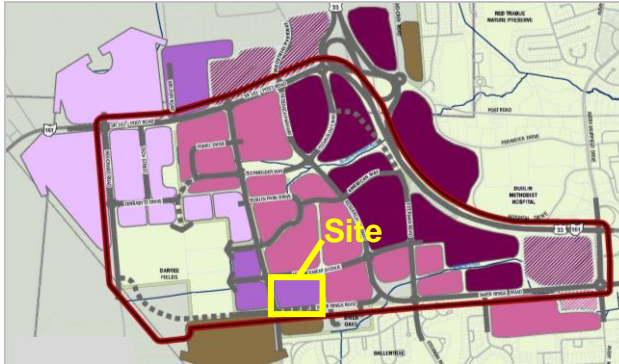
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The Future Land Use Map in the Community Plan identifies the site as *Flex Office/Research and Development (R&D)*.

The Flex Office/Research and Development classification is described in the Community Plan as a mix of predominantly non-residential employment uses that includes office, R&D and components of light industrial uses. R&D includes uses involved in the conduct of basic and applied research, as well as the application of such knowledge to the production process including a mix of research facilities, corporate offices, clean manufacturing and support services in a coordinated and high quality, aesthetic environment. These uses can range from incubator facilities for start-ups and growing tech/research companies to established research corporations. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged.

In the revised (draft) plan for the West Innovation District the need for an update to this plan is discussed to address differing needs for economic development with an approach of offering amenities to potential employers and employees different from those currently available and permitted.

Special Area Plan *West Innovation District*



The Plan identifies key areas along SR 161 and adjacent to Darree Fields where a combination of office and residential uses can enhance housing options within walking or biking distance in the West Innovation District. The Plan also considers the integration of support services such as

retail and personal services at both interchange areas as a key amenity for businesses and residents.

The draft plan update includes residential use as an identified need within the district to truly create an environment that supports mixed-use development and provides the synergy necessary to support a work-live-play environment. This site is within the area identified as the residential sub-district in the draft plan.

Thoroughfare Plan

The Thoroughfare Plan indicates a 70-foot right-of-way collector street labeled "Advancement Avenue" oriented east-west through the site. Collector streets provide both access to property and traffic circulation within residential neighborhoods and commercial or industrial areas. This system collects traffic from local streets such as those through residential neighborhoods, and disperses it to the arterial system. The collector street system may also carry local bus routes where appropriate.

Details	Informal
	<p>The Thoroughfare Plan also includes alternative configurations for Shier Rings Road. A planned 100-foot right-of-way minor arterial is planned as “Research Parkway”, which will extend north-east at the southeast corner of the site. The realignment of Shier Rings Road is shown to connect to future Research Parkway. Given the conceptual location of the proposed roadway realignment, there is a possibility that the southeast corner of the site may be impacted. The realignment could divert traffic on Shier Rings Road away from the intersection with Cosgray Road.</p>
Layout	<p>The proposed uses include 130 single-family units relocated to the western portion of the site in an effort to provide more of a buffer with the residential uses to the south. The 202 multi-family units are proposed in 21 buildings in the eastern and northern portion of the site. These buildings provide a buffer to potential development of adjacent sites with research and development type uses.</p> <p>Several community amenity buildings and open spaces are shown throughout and in the southwest corner and southeast portions of the site. Access is proposed off Cosgray Road from the west with a central east-west boulevard connecting to the potential future north-south road. Two additional access points are proposed along Shier-Rings Road. An internal east-west connection along Shier Rings Road is proposed to provide frontage for the single-family units. The plan includes an internal alley system for the single-family homes which are designed to be rear-loaded.</p>
Use	<p>The Zoning Code for the West Innovation District was adopted in 2011 and residential uses are limited to townhomes, live/work units and multi-family units. Only the ID-4 District permits residential uses, therefore the proposal would require a rezoning to allow the residential use in the eastern portion of the site along with the detached units.</p>
Density	<p>Code permits residential uses (limited to townhomes, live/work units and multi-family units) with a density of up to 10 units per acre in the ID-4 District. The proposal would meet the Code for the density as described in the ID-4 District with a density of approximately 6.5 units per acre.</p>
Architecture	<p>All structures within the West Innovation District are expected to be thoughtfully designed with materials, architectural detailing, scale, and proportion that is intentional and with specific attention toward aesthetics and overall style and character.</p> <p>Located adjacent to park amenities and existing residential uses, architecture in the ID-4 District should provide for high quality combination of office, residential and mixed architecture that effectively conveys the contemporary nature of the EAZ and provides for a more pedestrian-focused environment.</p> <p>The applicant has provided character images for review and the theme of the neighborhood remains relatively unchanged from the previous proposal</p>

Details	Informal
	<p>providing a sense of contemporary design with natural materials, varying rooflines and a variety of styles, colors and window patterns.</p> <p>Staff views these concepts, particularly for the detached units as a fairly successful interpretation of the type of contemporary architecture envisioned for the District while still showing respect to the rural surroundings and history of the area. Pedestrian focus is provided by largely avoiding the view of garages and providing path access to each unit and throughout the development.</p> <p>The proposal includes varying types of multi-family units however, the architectural images for these are limited at this point. Staff and the applicant expects the character and theme to be similar to the single-family units.</p> <p>The applicant has provided sample lot layouts indicating a more intense developed lot than is typical for a single family area. However, the intent of this neighborhood is to provide large spaces for communal activities and the applicant has expressed that their target market would require less private open space. Careful attention must be paid to where patios, grills or other outdoor amenities may be located.</p>
Traffic & Access	<p>The applicant will be required to submit a completed Traffic Impact Study with a formal application to determine any necessary roadway and/or intersection improvements required as part of the proposed development. This study will look at the effects of traffic generated by the development on the existing roadway network. Coordination of all access points and the Shier Rings Road reconfiguration will be needed as this application moves forward.</p> <p>Based on the proposed layout, there is concern regarding connectivity to the north, which is required in the Thoroughfare Plan but not incorporated into this proposal. In addition, staff and ART discussed the location of garages and driveways for the multi-family units with the applicant and shared concerns regarding the number of driveways along the main north-south roadway as well as along the roadways accessing these units. On-street parking along internal roads and the numerous curb-cuts backing onto travel lanes is not an ideal layout from Staff's perspective.</p> <p>While staff appreciates the forward thinking of providing adequate parking for guests, particularly in the single-family area, the geometry of roadways surrounding the parking areas could pose as a challenge for circulation.</p>
Utilities & Stormwater Management	<p>The development will be required to follow Chapter 53, the Stormwater Regulations. The proposal has not taken full consideration of the requirements at this informal stage, however, sustainable and alternative stormwater management solutions should be further explored.</p>

Analysis	Informal
General	<p>Planning recommends the Commission consider this informal proposal with respect to the land use, housing quantity, design features, and compatibility with surrounding development. The following analysis provides additional details.</p>
<p><i>Discussion Questions</i></p> <p>1) Is the proposed residential development addressing the need for a variety of housing choices not currently available in Dublin?</p>	<p>The Community Plan designation for Future Land Use for the site is Flex Office/Research and Development. Residential was not contemplated as a primary land use designation within the district. However, in the Area Plan the need to provide convenient housing choices and access to daily services is outlined as opportunities for the West Innovation District. It states, "As a major employment center based on research and technology, development must integrate a range of unique housing options close to businesses. Places to live and access daily services should be strategically located within and adjacent to the West Innovation District to provide convenience. Great accessibility to regional greenway networks should be provided to offer a full assortment of amenities within the area for prospective businesses, employees and residents."</p> <p>As discussed above, the City is working on an update to the West Innovation District Plan as anticipated development patterns and uses have changed since the adoption of the Plan. The presence of a major higher education campus in the District was not anticipated but will, particularly with the completion of the Framework Plan for a Main Street Concept, play a vital role in the development pattern of the District including the need for amenities and housing and services within the vicinity.</p> <p>The Land Use Principles of the Community Plan discuss a wider range of housing choices, high quality design and better connection between places as important aspects of evaluating development proposals. The applicant is suggesting that Dublin is currently missing a high quality product for residents who are looking for a range of unique housing options close to businesses.</p>
<p>2) Has the applicant sufficiently addressed the previous comments by the Commission?</p>	<p>The Commission was previously concerned regarding the density and the proposed location of the different residential products. The number of units was reduced by 91 and the applicant revised the proposal by swapping the locations of the multi-family and single-family units.</p> <p>The Commission encouraged the applicant to address sustainability as part of their proposal. Currently, the plans indicate a majority of the stormwater management handled with traditional methods and the applicant may want to investigate using alternative methods. Solar panels have been incorporated into the character images for the single-family units.</p> <p>As discussed above and previously the details for the multi-family areas are somewhat lacking, however staff has identified concerns regarding driveway access, intersection spacing and pedestrian/vehicle conflicts mainly related to the multifamily areas. While the alley-accessed single-family development creates a strong pedestrian environment and fosters community interaction, this character appears to</p>

Analysis

Informal

be somewhat lacking for the multi-family areas. The street presence of these units may be limited to views of garages, which may give this proposal less of an integrated neighborhood theme than intended.

Recommendation

Feedback

Summary

The Informal Review provides the opportunity for feedback for an applicant in the first stage of contemplating development. Planning recommends the Commission consider this proposal in terms of use, intensity, character and compatibility with surrounding development. The suggested questions below are intended to guide the Commission discussion.

Discussion Questions

- 1) Is the proposed residential development addressing the need for a variety of housing choices not currently available in Dublin?
- 2) Has the applicant sufficiently addressed the previous comments by the Commission?
- 3) Other considerations by the Commission.